



UNITED STATES DEPARTMENT OF AGRICULTURE  
RURAL DEVELOPMENT

## Final Inspection Checklist

Mark every blank with one of the following: **R-repairs needed**; **N-no repairs needed**; **S-see inspection report**.

Project Title: \_\_\_\_\_

### **Foundations:**

- \_\_\_ Foundation: Foundation vents and insulation are installed. Assure vents are operable and that floor or perimeter insulation is installed. One foundation vent is required for every 150 sq. ft. of floor area.
- \_\_\_ Crawl Spaces: Check crawlspace for proper installation of vapor barrier (6 mil minimum) and at least 18" of clear space between bottom of joists and subgrade. Crawlspace must be free of debris and trash and shall have adequate access for repair and inspection. Crawlspace access panel shall be 18"x24" minimum.
- \_\_\_ Wet Basements or Crawl Spaces are Not Acceptable: There should be no evidence of water intrusion into the basement or crawl space.

### **Exterior:**

- \_\_\_ Siding: Check for warps or flaws in joints in vinyl siding. Ensure that soffits are adequately supported, not sagging or warped.
- \_\_\_ Masonry: Brick veneer or masonry should be plumb and free of cracks, or damages.
- \_\_\_ Trim: Check trim at windows and doors for workmanship.
- \_\_\_ Windows: Windows are caulked around frame and all glass is free of cracks, breaks, or broken seals that cause fogging.
- \_\_\_ Exterior Doors: Insulated steel or solid core wood as specified. Check door locks and hardware for operability. Doors must be properly weathersealed. Check that all hinge screws are installed.
- \_\_\_ Porches/Decks: Concrete porches should be level (actually slightly sloped to divert water from entrance), free of wide cracks or variations in height. All porches and steps 30" above grade should have handrails and/or guardrails.
- \_\_\_ Gutters and downspouts: Adequate in size, in good condition, properly sloped and anchored with sufficient downspouts and splash blocks or extensions as necessary to ensure positive drainage away from the house.
- \_\_\_ Roofing: All roofing is properly installed, flashed, and has drip edge.
- \_\_\_ House numbers provided.
- \_\_\_ Grading: Ensure that soil slopes at least 2% away from the house and that finish grade of soil is at least 6" below siding.
- \_\_\_ Landscaping: Ensure that all trees, shrubs and plantings have been installed per the plans and specifications.

### **Garage:**

- \_\_\_ Garage Floor: 12" above the street or a special drainage system is in place that prevents water from flowing into the garage.
- \_\_\_ Attached Garages: Garage ceiling and interior wall covered with 1/2" thick taped drywall.
- \_\_\_ Door: Door from garage to house is free of dents and scratches and lock is functional. Garage vehicle door is easily operable or has functional automatic opener as specified.

### **Interior:**

- \_\_\_ Interior Surfaces: Check walls and ceilings for dings and paint touch ups. Ensure paint coverage is acceptable. Check wall base and trim for gaps or irregularities. Nail holes must be filled.
- \_\_\_ Smoke Detectors: Shall be powered by A/C with D/C backup and installed in accordance with manufacturer's instructions in each bedroom, in the hall outside each separate group of bedrooms and on each level of the house (to include the basement, even if unfinished).
- \_\_\_ Windows: Windows are functional with no broken or cracked glazing. Windows are lockable and must have insect screens as specified.
- \_\_\_ Doors: Check doors and trim for proper alignment operability and finish.
- \_\_\_ Door Stops: Each door shall have a base type door stop.
- \_\_\_ Floor Covering: Check carpet and vinyl flooring for workmanship. Check transition strips between flooring types.
- \_\_\_ Kitchen Cabinets: Check countertops and cabinets for dents or blemishes and ensure that all cabinet doors, drawers and lazy susans function properly. Kitchen configuration should not restrict the functionality of the space. Check that range hood exhaust fan operates properly. Exhaust fan should vent to the outside if so specified.
- \_\_\_ Bathrooms: Check vanity and countertops for workmanship with functional doors and drawers. Ensure good paint coverage on walls. Check that toilet accessories such as towel bars, toilet paper holders and robe hooks are properly installed and anchored. Mirror must be properly aligned. Check operation of exhaust fan.
- \_\_\_ Stairs: Stairways are 3 feet wide and have at least a 10 inch tread minimum and 7-3/4" inch riser maximum. Handrail and stairs are properly installed. Stairs with more than 3 risers have a handrail. Doors should not swing over stairs.

### **HVAC:**

- \_\_\_ HVAC Equipment: Must be safe to operate, have adequate capacity and quality, be protected from destructive elements. Installation of new furnace shall comply with applicable codes. Outside units (condensing units, heat pumps) should be placed on a concrete pad and must have an electrical disconnect switch within line of sight from the unit.
- \_\_\_ Gas: Furnace, water heater, range or other gas appliances should be inspected by gas company or person specializing in repairing and servicing gas appliances prior to activating gas appliances. Gas appliances should have a shut off valve near the appliance and proper flue. If located in the garage (where flammables could be stored), the furnace must be mounted such that the ignition source is at least 18" above the garage floor.

**Plumbing:**

- \_\_\_\_\_ Plumbing: All piping is properly installed. Where visible, check for evidence of leaking water pipes, sewer waste lines, water closet flange, bathtub trap, and cleanouts. Water drains quickly from fixtures. Water pressure is adequate (40 psi min; 80 psi max). Minimum water service line is  $\frac{3}{4}$ ". Check hot water availability.
- \_\_\_\_\_ Sinks: Inspect kitchen and bathroom sinks, faucets and bathtubs are properly installed and undamaged during construction. Check for leaks in water and drain lines under sink.
- \_\_\_\_\_ Shut-off Valves: Should be provided for each plumbing fixture.
- \_\_\_\_\_ Water Heater: Must be inspected by local building inspector if such exists in the area. Must have a pressure relief valve with  $\frac{3}{4}$ " drain pipe running to the garage floor, to the exterior, or to an indirect drain. End of drain pipe must be no more than 6" above the ground or garage floor. If located in the garage, gas water heaters must be mounted such that the ignition source is at least 18" above the garage floor.

**Electrical:**

- \_\_\_\_\_ GFCI: Ground fault circuit interrupter are required in bath; along kitchen counters; all receptacles in an unfinished basement, garage, carport or exterior of house (except those receptacles that are dedicated to major appliances or sump pumps) or GFCI breaker (identified by test button) in panel.
- \_\_\_\_\_ Lights: Lighting fixtures to be in good order with switches, bulbs, lenses, shades, and all parts intact and functional.
- \_\_\_\_\_ Outlets: Check that outlets are installed where specified and per code aligned and secured to the wall. Code requires that outlets be located at least one per wall and every 12 feet on any given wall, but one must be installed not more than 6 feet from the beginning of any wall. Wall segments greater than 2 feet in length require an outlet.
- \_\_\_\_\_ Panel: Electrical breaker panel must have all circuits labeled. Local building inspectors should also inspect the panel.
- \_\_\_\_\_ Service Entrance: Service disconnect must be installed at a readily accessible location either outside of the building or inside nearest the point of entrance of the service conductors. Overhead conductors (cables) must be at least 10 feet above grade at point of entrance. Requirements for clearance to roof top vary, but most of our houses would require the conductors to be a minimum of 18" above the roof.

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Loan Specialist

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Date

## Final Inspection Report

**Required Corrective Items:** These items are required to be corrected in order to meet Rural Development Requirements.

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Loan Specialist

Date